

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/1198/2020**

**Shanti Devi w/o late Arjun Sharma** .....Complainant

**Vs**

**M/s Ghar Laxmi Buildcon Pvt. Ltd.** .....Respondent

**Project: Income Tax Residency**

**ORDER**

**4.7.2022:** This matter was last heard on 11.2.2022 and was posted for orders on 21.3.2022. However, due to pre-occupation of the Bench in other matter order could not be pronounced.

This matter has been filed for refund of booking amount. The complainant has paid Rs.1 Lakh as a booking amount and entered into MOU in August, 2015. The total consideration amount of the flat was 16.50 lakh. As per MOU 20% of the consideration amount, which is ,Rs. 2.30 lakh was payable after approval of map and sanction of loan.

This matter was heard by the then Member, Shri R. B. Sinha during the course of hearing. The respondent had refunded some amount but some of the cheques have not been honoured.

On the last date of hearing the complainant had submitted that Rs.1 lakh along with interest remains to be paid by the respondent.

Learned Counsel for the respondent submitted that they will pay the remaining amount along with interest by 15<sup>th</sup> March, 2022.

The complainant has sent no intimation regarding non-payment of amount and it could be presumed that the principal amount due has been paid by the respondent Company.

The Director of the respondent Company are directed to ensure that the entire principal amount along with interest at a marginal cost calculated at MCLR of SBI as applicable for three years will be paid to the complainant from the date of booking to the date of refund within 60 days of the order.

With the above directions/observations the case is disposed of.

Sd/-

**Naveen Verma**  
**Chairman**